

City Laws

Chapter 16.42 R-3 RESIDENTIAL ZONE

Section 16.42.030 Conditional uses.

The following uses shall be permitted only when authorized by a conditional use permit as provided in Chapter 16.14 of this title:

- A. Hospitals and clinics;
- B. Professional office buildings;
- C. Mortuary or wedding chapel;
- D. Boarding houses.
- E. Bed and Breakfast homes as outlined at 16.22.035 of this title.
- F. Public parking lots with the following conditions:
 - 1. R-3 set backs shall be as follows:
 - a. Front yard thirty (30) feet;
 - b. Side yards five (5) feet; except corner side yard twenty (20) feet;
 - c. Rear yard five (5) feet;
 - 2. A six (6) foot high privacy fence will be erected to screen residential property from the parking lot;
 - 3. Landscaping shall meet the requirements of Section 16.27 and shall be maintained by an automatic sprinkler system.
 - 4. Parking lot will be paved with asphalt;
 - 5. Storm water runoff will be maintained on the lot.
 - 6. Lighting of the parking lot will be in accordance with Section 16.26.
 - 7. Submit drawings of site plan in conformance with Section 16.06.050.
- G. Low powered radio antennas with a height greater than thirty-five (35) feet but less than fifty (50) feet as outlined at Section 16.36.030.
- H. Monument signs for multi-family dwellings and non residential permitted and conditional uses. Signs must conform to requirements in 16.28.065. (PZSC § 03-21-003)
(Ord. No. 94-17, Amended, 08/11/94; Ord. No. 96-13, Amended, 06-19-96; Ord. No. 96-28, Amended, 11/20/96)

(Ord. 2003-04, Amended, 02/20/2003, Prior Text)

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Chapter 16.42 R-3 RESIDENTIAL ZONE

Section 16.42.090 Off-street parking layout and landscaping plan requirements.

Plans showing proposed off-street parking layout and landscaping in conformance with Chapter 16.27 herein shall be submitted to and approved by the Building Inspector or Planning Commission as applicable for buildings containing five (5) or more dwelling units, boarding houses, rest homes, clubs, lodges, churches, schools, and similar uses prior to the issuance of a building permit. The plans shall provide that all land not covered by buildings or by off-street parking space shall be planted in lawn, trees, shrubs or groundcover and otherwise landscaped and maintained in accordance with good landscaping practice as outlined in Chapter 16.27 herein. The required thirty (30) foot setback space shall not be used for automobile parking, but shall be landscaped and maintained with lawn, trees, shrubs or groundcover except for permitted driveways. (PZSC § 03-21-008 (2))(Ord. No. 94-22, Amended, 11/2/94; Ord. No. 96-27, Amended, 11/20/96)